

SEYMOUR AVENUE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0LD



- ▲ A very competitively priced three bedroom detached home
- ▲ Offered for sale with NO ONWARD CHAIN
- ▲ Priced to reflect the need for modernisation and nicely located within this popular Eaglescliffe development
- ▲ Gardens to front and rear and block paved driveway providing off street parking and single garage
- ▲ Gas central heating system via a combination boiler and double glazing
- ▲ Spacious open plan lounge with patio doors to the rear garden
- ▲ Kitchen with a range of fitted units and built in oven and hob
- ▲ Modern bathroom with white three piece suite
- ▲ Excellent access to highly regarded junior and secondary schooling and shopping facilities

£175,000

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A very competitively priced three bedroom detached home offered for sale with NO ONWARD CHAIN and priced to reflect the need for modernisation.

Nicely located within this popular Eaglescliffe development with gardens to front and rear and block paved driveway providing off street parking and single garage.

The property features gas central heating system via a combination boiler and double glazing, a spacious open plan lounge with patio doors to the rear garden, kitchen with a range of fitted units and built in oven and hob, modern bathroom with white three piece suite and is excellent for access to highly regarded junior and secondary schooling and shopping facilities.

GROUND FLOOR

ENTRANCE HALL

LOUNGE - 4.86m x 4.00m (15'11" x 13'1")

KITCHEN - 3.75m x 2.54m (12'4" x 8'4")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.60m (11'10") reducing to 3.12m (10'3") x 2.82m (9'3")

BEDROOM TWO - 3.03m x 2.58m (9'11" x 8'6")
Fitted wardrobes.

BEDROOM THREE - 2.21m x 1.97m (7'3" x 6'6")

BATHROOM - 1.80m x 1.67m (5'11" x 5'6")

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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EXTERNALLY

GARDENS, PARKING & GARAGE

Lawned front garden with a block paved driveway and single garage. The landscaped rear garden is mainly paved and gravelled, being an ideal space for outdoor entertaining.

SERVICES - We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - DC/LS/YAR260341/07092026

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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